

Applicant: David and Darlene Flores

Agent: N/A

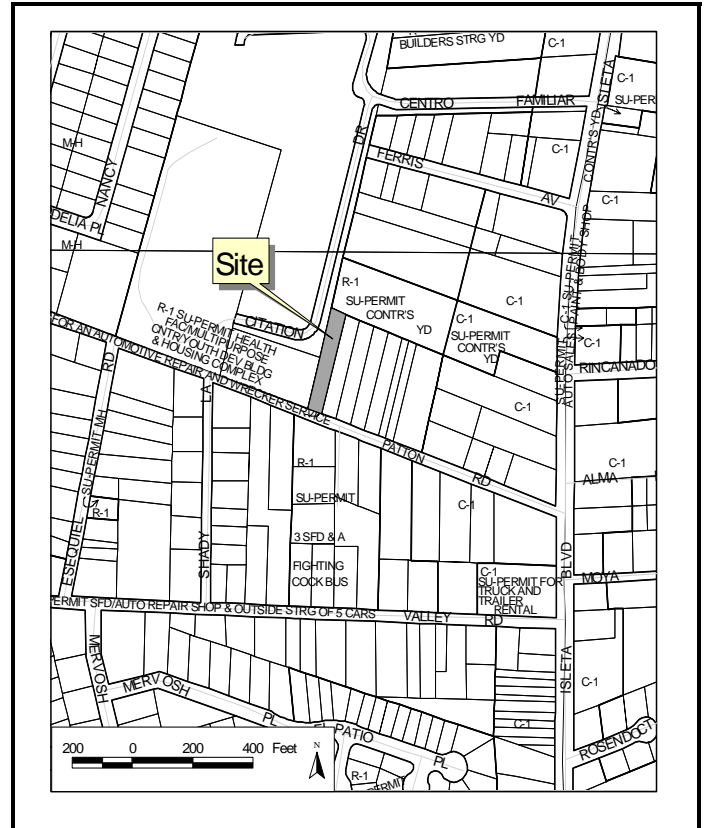
Location: 1719 Patton Road SW

Property Size: .34 acres

Existing Zone: R-1

Proposed Zoning/SUP: Special Use Permit for a Specific Use for a Garage for Automotive Repair

Recommendation: Approval



Summary: The applicant is seeking to renew a Special Use Permit for a Garage for Automotive Repair located on the same site, which the applicant resides. The original Special Use Permit was approved by the Board of County Commissioners at the July 22, 1997 public hearing for a seven-year period and during that period remained in compliance.

Staff Planner: Enrico Gradi, Program Planner

Attachments:

1. Application
2. Land Use and Zoning Maps
3. Site Plan (Commissioners Only)

Bernalillo County Departments and other interested agencies reviewed this application from 11-15-05 to 12-5-05. Agency comments were used in preparation of this report, which begins on page 16.

AGENDA ITEM NO.: 10
County Planning Commission
January 4, 2006

CSU-60001 David & Darlene Flores requests approval of a Special Use Permit for a Specific Use for Garage for Automotive Repair on Tract 34A, located at 1719 Patton Road SW, zoned R-1, containing approximately .34 acres. (N-12)

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding Zoning & Land Uses

	Zoning	Land Use
Site	R-1	Single Family Dwelling and Repair Garage
North	R-1	Contractors Yard
South	R-1	Patton Road/Single Family Dwelling
East	R-1	Single Family Dwelling
West	R-1 with a Special Use Permit for a Health Facility/Multipurpose Center/Youth Development Building and Housing Complex	Centro Familiar Health Facility/Multipurpose Center/Youth Development Building and Housing Complex

BACKGROUND:

The Request

The applicant is seeking a new Special Use Permit for a Garage for Automotive Repair located on the same site, which the applicant resides. The original Special Use Permit was approved by the Board of County Commissioners at the July 22, 1997 public hearing for a seven-year period. The original Special Use Permit expired on July 22, 2004. The applicant had made efforts to apply for a new Special Use Permit last year however due to the moratorium, was not able to submit the application until recently.

Request Justification

The applicant maintains that the request is justified according to Resolution 116-86 in that the Special Use Permit is more beneficial to the community in that the business does not impose on the surrounding area or residential uses and the uses provides a service to the surrounding community.

Surrounding Land Use and Zoning Activity

To the north of the subject site is a large contractor's yard with outdoor storage. The use was approved in August 1983 by the Board of County Commissioners (CSU-83-24). To the west of the subject site is a large county owned complex that includes handicap and elderly housing, a facility for the mentally handicapped, a senior meal center, a multipurpose center and a health clinic. The public uses on this land were established in 1973 (CSU-73-49). This use was amended in 1975 to provide for offices. In 1977, the site was expanded from 6 acres to 24 acres (CSU-77-39).

East of the site there has been additional zoning activities. At the October 6, 2004 public hearing, the County Planning Commission recommended approval of a Special Use Permit for a Specific Use for Truck and Trailer Rental (CSU-40020) located at 2323 Isleta Boulevard SW, on the northwest corner of Isleta Boulevard and Valley Road approximately 250 feet south of the subject site the site was zoned C-1 and was approximately .94 acres. At the November 23, 2004 public hearing, the Board of County Commissioners approved the Special Use Permit for the Truck and Trailer Rental. However, last month, the applicant of the Special Use Permit submitted a letter requesting that the Special Use Permit to be removed from the official zone map.

An additional land use decision in this vicinity is located approximately twelve hundred feet south east of the subject site and was approved approximately three years ago. At the September 4, 2002 public hearing, the Extraterritorial Land Use Commission voted to recommend approval of an amendment to a Special Use Permit for a Mobile Home Park to allow a Pre-school and a Community Center on a site located at 2506 Isleta Boulevard SW approximately 750 feet south of the subject site on the south east corner of Blake Road and Isleta Boulevard (CSU-20007). On October 22, 2002, the Extraterritorial Land Use Authority approved the request.

On the southwest corner of Isleta Boulevard and Blake Road, a 1/3-acre site was approved for a Special Use Permit for Specific Uses for an Upholstery Shop.

Approximately 800 feet south of the subject site is the location of an additional mobile home park, which is approximately 5.3 acres and contains approximately 36 mobile homes. The Board of County Commissioners approved the Mobile Home Park in 1977 (CSU-77-15).

APPLICABLE PLANS AND POLICIES:

Albuquerque/Bernalillo County Comprehensive Plan

The site is within the Semi Urban Area as designated in the Comprehensive Plan. The goal in the Comprehensive Plan is to "maintain the character and identify of semi urban areas, which have environmental, social or cultural conditions limiting urban land uses."

Land Use:

Policy a states that "development in the semi-urban area "shall be consistent with development limitations imposed by topography, soil conditions, groundwater quality, agricultural potential, flood potential, scenic qualities, recreation potential and existing development; the overall gross density shall be up to three dwelling units per acre."

Policy b states "development in semi-urban areas shall include trail corridors, where appropriate, and shall be compatible with economic policies and historical and socio-cultural values, and shall maintain and integrate existing and new buildings and spaces of local significance into the community."

Policy c states that

- “Mixed use areas should protect residential uses in the area, while offering a variety of local employment opportunities.”
- “Strip commercial development is discouraged in favor of clustered commercial development.”

Southwest Area Plan (SWAP)

The site is located in Residential Area Three of the Southwest Area Plan.

Policy 26 (g) allows a maximum residential density of three dwelling units per net acre when city sewer services are available.

Policy 8 states “Isleta Boulevard shall be recognized and treated as a historic route. Any modifications on Isleta Boulevard shall protect, rehabilitate and enhance the historic. Cultural and economic significance of this important segment of the 'Camino Real'”

Policy 9 states “Protect the fragile landforms and air quality in the plan area, new development or major modifications roads and other public facilities shall adapt to existing natural environment, topography, soils, vegetation, geology, and hydrology.”

- f. Prohibit excessive cuts and fills that scar the natural landscape and create unstable soil and erosion conditions.

Policy 19 states “All development and subdivisions shall be required to limit the level of water runoff generated from new construction or paving in order to reduce velocity and volume of runoff, and to ensure the viability and capacity of down stream facilities.

Policy 21 states “The five historic village centers, shall re-integrate historic buildings and sites of local interest and function as an area to meet the community’s day to day needs.

- b. Reintegrate historic buildings and spaces of local interest into the historic village centers and surrounding village centers. Allow adaptive reuse of historic buildings and places that hold significant value as identified by the community.

Policy 25 states “The County and City stabilize residential zoning and land use in the plan area.”

- e. Encourage C-2, M-1 and M-2 land uses in the area located south of Woodward and east of Second Street, and the southwest corner of I-40 and Paseo del Volcan, to promote areas of primary development.
- g. Encourage stabilization of residential land use through subdivision design and scale.

Policy 28 states that the areas located between I-25 and Second Street and the area south of I-40 and west of Paseo del Volcan shall be used as primary employment areas due to their location relative to transportation facilities (rail and highway).

Policy 30 states, “Standards for outdoor lighting shall be implemented to ensure that their use does not interfere with the night sky environment and unnecessarily adjacent properties.”

- a. Outdoor light poles within residential areas should not exceed sixteen (16) feet in height above existing grade; when mounted on buildings or structures, fixtures should not exceed twelve (12) feet from existing grade.
- b. Encourage landscaped areas within lots to break up large expanses of paved area and enhance pedestrian access.

Policy 32 states... "Increase the visual character and quality of the streetscape and overall development by encouraging enhanced use of required perimeter walls."

- a. Discourage long expanses of uninterrupted wall surface and encourage walls to be indented, offset, or in a serpentine form to avoid a tunnel effect.

Policy 42 states, Industrial development shall be in accordance with existing environmental and geological conditions.

- c. Restrict new industrial development in areas of fragile soil conditions or in geographically unfit areas, unless indisputable evidence is presented that the area will not be adversely affected.
- d. Locate industrial development in areas with appropriate road design, drainage and infrastructure conducive to industrial activity.
- e. Limit the scale of industry to an appropriate compatible and sustainable level considering environmental factors such as soil conditions, water availability, air quality, noise and suitable geologic formations.

Bernalillo County Zoning Ordinance

Resolution 116-86 defines criteria for evaluating a Zone Map changes and Special Use Permit applications.

The following policies for deciding zone map changes and Special Use Permit applications pursuant to the adopted BCC Zoning Ordinance.

- A. A proposed land use change must be found to be consistent with the health, safety and general welfare of the residents of the County.
- B. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a land use change.
- C. A proposed land use change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other Master Plans and amendments thereto including privately developed area plans, which have been adopted by the BCC.
- D. Stability of the land use and zoning is desirable; therefore, the applicant must provide a sound justification for land use change. The burden is on the applicant to show why the change should be made.
- E. The applicant must demonstrate that the existing zoning is inappropriate because:
 - 1. An error in the original zone map.

2. Changed neighborhood conditions, which justifies a change in land use or
 3. That a different use category is more advantageous to the community as articulated in the Comprehensive Plan or other land use plans as adopted by the BCC.
- F. A land use change shall not be approved where some of the permissive uses in the land use change would be harmful to adjacent property, the neighborhood or the community.
- G. Location on a collector or major street is not itself sufficient justification of apartment, office, or commercial zoning.
- H. A zone change request, which would give a zone different from the surrounding, zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
1. The change will clearly facilitate revitalization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones, because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.
- I. A zone change request, which would give a zone different from the surrounding zoning to a strip of land along a street, is generally called a "strip zoning." Such a change of zone may be approved only when:
1. The change will clearly facilitate revitalization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones, because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Section 18 Special Use Permit Regulations

- A. By Special Use Permit after receipt of a recommendation from the County Planning Commission, the Board of County Commissioners may authorize the location of uses in any one in which they are not permitted by other sections of this ordinance; the Board of County Commissioners may likewise authorize the increase in height of buildings beyond the limits set fourth by sections of the zoning ordinance. With such permits, the Board of County Commissioners may impose limitations as it deems necessary:
1. To ensure that the degree of compatibility of property uses which this section is intended to promote and preserve shall be maintained with respect to the special use on the particular site and consideration of existing and potential uses of property within the zone and the general area in which the use is proposed to be located.
 2. To ensure the proper performance standards and conditions are, whenever necessary, imposed upon uses which are, or which reasonably may be expected to become, obnoxious, dangerous, offensive or injurious to the health, safety, or welfare of the public, or a portion thereof, by reason of the emission of noise, smoke, dust, fumes, vibration, odor, or other harmful or annoying substances;
 3. To preserve the utility, integrity and character of the zone in which the use will be located, without adversely affecting adjacent zones; and

4. To ensure that the use will not be or become detrimental to the public interest, health, safety, convenience, or the general welfare.
5. The Extraterritorial land Use Commission must review the Special Use Permit and progress of development from the date of approval and each year thereafter until completion of the plan, and if needed make a recommendation to the Board of County Commissioners to continue of revoke the Special Use Permit.

B. Such Special Use Permits may authorize the following uses:

8. Specific Use.

- C. The Board of County Commissioners must review the Special Use Permit and progress of development from the date of approval and each year thereafter until completion of the plan, and if needed make a recommendation to the Board of County Commissioners to continue of revoke the Special Use Permit Application procedures
1. An application for a Special Use Permit shall be filed with the County Zoning, Building and Planning Department on forms prescribed by the Department and accompanied by all relevant data and information. Incorrect or incomplete information may be cause for denial or deferral and may delay the review and hearing process. It is recommended that the applicant consult with the County Zoning or Planning staff before filing an application to be informed of any requirements of policies relevant to the request.

Section 9. R-1 Single Family Residential Zone

Permissive Uses

- a. Agricultural activity, including truck gardening and nurseries, fur bearing animal farm. The raising farming, livestock grazing, feeding, and the raising of livestock on lots containing three acres or more. On lots of less than three acres, there shall be at least 10,000 square feet of lot area for each cow or horse, and/or at least 4,000 square feet of lot area for each sheep, pig, or goat, provided that any building, pen, or corral where such animal is located is at least 20 feet from any existing dwelling unit. Stands for the display or sale of home-raised agricultural products, including poultry or rabbits raised on the premises.
- b. One single-family dwelling or H.U.D. Zone Code II manufactured home per lot.
- c. Accessory building, structure, or use customarily incidental to the above uses, such building or structure shall be limited to an area of 600 square feet or less.
- d. Noncommercial library, museum, and art gallery.
- e. Recreational vehicle or boat storage in the rear yard when such vehicle or boat is not to be used as accessory living quarters, and is not connected to utilities, other than temporarily to a source of electricity. Recreational vehicle used for dwelling purposes serves only by electricity for lighting purpose, the use of such recreational vehicle shall be limited to a maximum of two weeks in any calendar year.

Section 15. C-2 Community Commercial Zone.

- A. The regulations set forth in this section, or set forth elsewhere in this ordinance, when referred to in this section, are the regulations in the C-2 Community Commercial Zone. The purpose of this zone is to provide for commercial uses and to regulate such uses in such a manner as to provide for appropriate community commercial uses.

- B. Use Regulations. A building or premises shall be used only for the following purposes. All uses customarily incidental to the building and premises shall be maintained on site.
- (2) Garage for automotive repair, provided it complies with the following:
- (a) Any automotive repair shall be conducted within a completely enclosed building located at least 20 feet from any A-1, A-2, R-1, R-2, or M-H property.
- (b) Storage of not more than five automobiles awaiting repair shall be permitted provided that the outdoor area in which such cars are stored shall be enclosed by a solid wall or fence at least six feet high

Section 19 Landscaping and Buffer Landscaping Regulations:

Where a nonresidential zone which is hereafter developed for a business purpose abuts a conforming residential use, special buffer landscaping is required to minimize noise, lighting and sight impact of the nonresidential activities in the residential area.

- A. Landscaping and buffer landscaping will be required in all zones for office, commercial, industrial, and multifamily residential uses; R-1, A-1, A-2 and M-H residential uses are exempt.

1. Sites of one acre or less:

- a. There shall be a landscaped setback along all streets of no less than ten feet.
- b. There shall be a landscaped buffer of six feet between single-family residential uses and office, commercial, industrial, and multifamily residential uses.
- c. Fifteen percent of all paved areas shall be landscaped. The landscaped setback may contribute toward this requirement.

2. Sites one acre and up to five acres. There shall be a landscaped setback along all streets of not less than 15 feet. All other requirements are the same as 1.b and 1.c above.

3. Sites of five acres or more:

- a. There shall be a landscaped setback along all streets of no less than 20 feet.
- b. The landscaped setback shall not be counted toward the landscaping required as a result of paving.
- c. All other requirements [shall be the] same as 1.b. and 1.c. above.

ANALYSIS:

Surrounding Land Use and Zoning

The subject site is located adjacent to R-1 zoning on the north, south, east and west. The tract of land located directly north of the site contains a contractor's yard; the site located south of the subject site contains the Centro Familiar Multi use complex, which includes handicap and elderly housing, a facility for the mentally handicapped, a senior meal center, a multipurpose center and a health clinic.

Plans

Albuquerque/Bernalillo County Comprehensive Plan

Policy a states that "development in the semi-urban area is be consistent with development limitations imposed by topography, soil conditions, groundwater quality, agricultural potential, flood potential, scenic qualities, recreation potential and existing development." The overall gross density is recommended to be up to three dwelling units per acre in this part of the valley. In addition, Policy c

states, "mixed use areas should protect residential uses in the area, while offering a variety of local employment opportunities."

Southwest Area Plan (SWAP)

SWAP Policy 44 promotes small scale community commercial centers which foster a market place atmosphere; improve profit for small businesses; provide jobs; and circulate dollars within the area economy to enhance a community environment and meet retail, recreational and service needs of South Valley residents. In addition, policy 56 encourages economic development of neighborhood character and scale along Isleta Boulevard consistent with the existing rural/urban mix.

Additional policies in the SWAP call for an increased quality of the streetscape and overall development by encouraging enhanced use of required perimeter walls. The applicant's site plan does not present sufficient detail needed to assess any potential compatibility with the SWAP.

Zoning Ordinance

Section 15 of the zoning code is the C-2 Community Commercial Zone. The purpose of this zone is to provide for commercial uses and to regulate such uses in such a manner as to provide for appropriate community commercial uses. The proposed use is a permissive use in this category. The zoning code states that a garage for automotive repair is allowable provided any automotive repair shall be conducted within a completely enclosed building located at least 20 feet from any A-1, A-2, R-1, R-2, or M-H property. Storage of not more than five automobiles awaiting repair shall be permitted provided that the outdoor area in which such cars are stored shall be enclosed by a solid wall or fence at least six feet high

Section 19 of the Zoning Ordinance, which deals with the landscaping and buffer landscaping regulations, requires that landscaping be required in all zones for industrial commercial and multifamily uses. Currently, the site plan contains this requirement. On sites of one acre or less a landscaped setback of no less than ten feet is required along all streets. The site contains an area along Isleta Boulevard, which appears to be approximately ten feet wide, however the area is not currently landscaped.

Section 19 (A) (1) (b) requires that a landscaped buffer of six feet between single-family residential uses and commercial uses is required. In addition, the western portion of the site is required to have a landscaped setback of six feet between the site and the adjoining parcel containing a residential use, this requirement is not present.

Agency Comments

The Bernalillo County Office of Environmental Health (BCOEH) comments call for the provision of a fluid, oil, grease, fuel, battery and tire handling and disposal plan that includes a process to dispose of and clean up any and all spills. In addition, the BCOEH notes that the property is situated close to private residential dwellings. The applicant should be aware of the Noise Ordinance 30-116, which states, "it shall be unlawful for any person to willfully make or continue, or cause to be made or continued, any loud, unnecessary or unusual noise which disturbs the peace or quiet of any neighborhood or which causes discomfort or annoyance to any person residing in the area."

Analysis Summary

Zoning	
Resolution 116-86	Resolution 116-86 requires that a land use change must clearly facilitate revitalization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan. The Albuquerque/Bernalillo County Comprehensive Plan policy i calls for employment and service uses to be located so as to complement residential areas and be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments. The proposed site plan does not depict a landscaped buffer on the eastern portion of the site.

Plans	
Comprehensive Plan	Policy c states, “mixed use areas should protect residential uses in the area, while offering a variety of local employment opportunities.”
Area Plan	The Southwest Area Plan encourages C-2, M-1 and M-2 land uses to be located south of Woodward and east of Second Street, and the southwest corner of I-40 and Paseo del Volcan.
Other Requirements	
Environmental Health	The Office of Environmental Health requires a fluid, oil, grease, fuel, battery, tire etc. handling and disposal plan that includes a process to dispose of and clean up any and all spills.
Public Works	Public Works Division has no adverse comment regarding this case.

Conclusion

Resolution 116-86 establishes policies regarding zone change and Special Use Permit requests. The Resolution states that the applicant must demonstrate that the existing zoning is inappropriate because of an error in the zone map, changed conditions in the neighborhood or community which justifies a change in land use or that a different use category is more advantageous to the community as articulated in the Comprehensive Plan or other land use plans as adopted by the BCC. Although it does appear that there are land use activities in this vicinity, which is of the intensity of the proposed contractor's yard, single-family residential dwellings surround this specific site.

Based on Resolution 116-86 it does appear that the proposed land meets the requirement of facilitating revitalization of the Comprehensive Plan and the Southwest Area Plan. This request is consistent with Resolution 116-86 in that this land use is more advantageous to the community in that it encourages a small-scale, locally-owned and operated industry that complements residential areas and reduces the need to travel as articulated in Policies 3.g, 6.a, 6.b & 6.g of the Albuquerque/Bernalillo County Comprehensive Plan. The proposed use has been established for several years and the Zoning Department has no record of any complaint from surrounding residents or property owners.

The Albuquerque/Bernalillo County Comprehensive Plan policy i calls for employment and service uses to be located so as to complement residential areas and be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments. Given the nature and appearance of the applicants request it appears that in the time since the initial approval in 1997 the applicant has met all the condition placed on the original Special Use Permit. In addition, the request appears to have substantial neighborhood support.

RECOMMENDATION:

Approval of CSU-60001 based on the following Findings and Conditions.

Enrico Gradi
Program Planner

FINDINGS:

1. This is a request for a Special Use Permit for a Specific Use for Garage for Automotive Repair (including the use of a wrecker truck for towing customers vehicles) on Tract 34A, located at 1719 Patton Road SW, zoned R-1, containing approximately .34 acres
2. There is substantial neighborhood support.
3. Unique conditions exist in this site relative to the shape and position of the lot, which allows for a separate entrance to the Repair Garage via Citation Drive and reduces the impact of vehicles entering the Repair Garage from adjacent residential uses.
4. This request is consistent with Resolution 116-86 in that the applicant has demonstrated that the existing zoning is inappropriate in that there are changed neighborhood conditions mainly that a contractors yard is located north of the site.
5. The request is consistent with Resolution 116-86 in that a Special Use Permit will act as a transition between adjacent zones, and the conditions of approval apply regulations that require the applicant to minimize impacts to adjoining properties.
6. This request is consistent with Resolution 116-86 in that this land use is more advantageous to the community in that it encourages a small-scale, locally-owned and operated industry that complements residential areas and reduces the need to travel as articulated in Policies 3.g, 6.a, 6.b & 6.g of the Albuquerque/Bernalillo County Comprehensive Plan.
7. This request is consistent with the health, safety, and general welfare of the residents of the County.

Conditions:

1. There shall be no more than five vehicles awaiting repairs on the site at any time.
2. All repairs shall be conducted inside the garage.
3. Hours of operation shall be between 8:00 AM and 6:00 PM, Monday through Saturday.
4. The applicant shall meet all the requirements of the Bernalillo county Office of Environmental Health regarding the handling and disposal of fluid, oil, grease, fuel, batteries and tires.
5. The applicant shall provide opaque screening along the portion of the site, which fronts Citation Drive in order to shield the Auto Repair Garage from Citation Drive.
6. Landscaping adjacent to residential properties shall consist of a combination of shade and evergreen trees, twenty-five (25) feet on center.
7. A six (6) foot solid wall or opaque fence shall be located on all sides of the site, which abut residential uses. A six (6) foot landscape buffer shall be located parallel to the inside face of the wall and shall have a mixture of shade trees and evergreen trees to provide buffering at a minimum of twenty-five (25) feet on center.
8. Lighting shall be site-specific. Shielded or cutoff fixtures shall be provided so that no fugitive light crosses to adjacent lots.
9. No outdoor speakers or amplified sound systems shall be permitted.
10. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
11. The Special Use Permit shall be issued for ten (10) years.
12. A revised site development plan consistent with the Conditions of approval shall be submitted for review and approval to the Zoning Administrator within two months after the final Board of County Commission approval.
13. The foregoing Conditions shall become effective immediately upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit.

BERNALILLO COUNTY DEPARTMENT COMMENTS

Environmental Health:

1. Water and sewer acct. 23031637.
2. Provide a fluid, oil, grease, fuel, battery, tire etc. handling and disposal plan that includes a process to dispose of and clean up any and all spills.
3. The property is situated close to private residential dwellings. The applicant should be aware of the Noise Ordinance 30-116, which states, "it shall be unlawful for any person to willfully make or continue, or cause to be made or continued, any loud, unnecessary or unusual noise which disturbs the peace or quiet of any neighborhood or which causes discomfort or annoyance to any person residing in the area..."
4. Operation of diesel powered vehicles or other vehicles at the site will need to comply with Air Quality Board Regulation No. 103 (20 NMAC 11.103, Motor Vehicle Visible Emissions). This regulation ensures that visible emissions are kept within limits specified for different sizes of vehicles and during a 10 minute start up period. Vehicles must be maintained in a condition to comply with these requirements. Engine warmers should be used where ever possible to reduce start up time period.

Fire:

No comment received.

Zoning Enforcement Manager:

No adverse comment from zoning at this time.

Public Works:

DRAN

No adverse comment to special use request.

DRE

No adverse comment to special use request.

Building Manager:

No adverse comment

Parks & Recreation:

No adverse comment

Sheriff's:

No comment received

COMMENTS FROM OTHER AGENCIES

MRGCOG:

No adverse comments.

AMAFCA:

No comments.

City Public Works:

Transportation:

No adverse comments.

Utilities:

No adverse comment.

City Open Space:

No adverse comment

City Environmental Health:
No adverse comment

New Mexico State Highway Department:
No adverse comments.

NEIGHBORHOOD ASSOCIATIONS:
The South Valley Coalition of Neighborhood Associations
The South Valley Alliance